

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
S/S Lennox Ave., 200 ft. W
of Fairmount Avenue * ZONING COMMISSIONER
314 Lennox Avenue
9th Election District * OF BALTIMORE COUNTY
4th Councilmanic District
Legal Owner: Oliver H. Moaney * Case No. 99-005-A
Contract Purchaser: Rita C. Putty
Petitioners

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
S/S Lennox Ave., 165 ft. W
of Fairmount Avenue * ZONING COMMISSIONER
314-A Lennox Avenue
9th Election District * OF BALTIMORE COUNTY
4th Councilmanic District
Legal Owner: Oliver H. Moaney * Case No. 99-006-A
Contract Purchaser: Rita C. Putty
Petitioners

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
S/S Lennox Ave., 130 ft. W
of Fairmount Avenue * ZONING COMMISSIONER
314-B Lennox Avenue
9th Election District * OF BALTIMORE COUNTY
4th Councilmanic District
Legal Owner: Oliver H. Moaney * Case No. 99-007-A
Contract Purchaser: Rita C. Putty
Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

These matters come before the Zoning Commissioner on a combined public hearing for Petitions for Variance for three adjacent properties, collectively known as 314 Lennox Avenue in east Towson. The Petitions were filed by Oliver H. Moaney, Legal Owner, and Rita C. Putty, Contract Purchaser. Variance relief is requested from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to permit side yard setbacks of 5 ft. 6" in lieu of the required 10 ft. for a proposed dwelling on each lot. The subject properties and requested relief are more particularly shown on the plats which were attached to each Petition, marked as Petitioners' Exhibit #1. The single zoning hearing held for the combined three

ORDER RECEIVED FOR FILING

Date

By

9/21/98
M. P. P. P.

Petitions was duly advertised and posted as required by the Baltimore County Code.

Appearing at the public hearing held was Rita C. Putty, Contract Purchaser. There were no Protestants or interested persons present.

Testimony and evidence presented was that the subject properties are collectively known as 314 Lennox Avenue. Presently, the three properties are unimproved, however, at one time there existed a single story dwelling on one of the lots. At that time, the other two lots were used as a yard area. The lots are shown in the subdivision plat of Goff Plains as lots 19, 20 and 21. Each lot is roughly rectangular in shape and approximately 1/10th of an acre in area. The lots are each 35 ft. wide and range in depth from approximately 120 to 130 ft. The lots are zoned D.R.10.5.

Mrs. Putty is under contract to purchase the lots and proposes to develop each with a single family dwelling. As shown on the site plan, the building envelopes will be 24 ft. wide and approximately 32 ft. deep. Apparently, prior to her entering into the contract to purchase the lots, Mrs. Putty spoke with the representatives of the Office of Planning, the Office of Community Conservation for Baltimore County, and the Northeast Towson Improvement Association. Collectively, these organizations and agencies support the Petitioner's plans. It was indicated at the hearing that those organizations believe that the Petitioner's plans are consistent with the goals of the Towson Community Plan in that the Petitioner proposes constructing single family homes (as opposed to duplexes or townhouses) on the lots. The Zoning Plans Advisory Committee (ZAC) comment from the Office of Planning also indicates that Mrs. Putty has agreed to adhere to the design criteria in the Community Plan and provide elevation drawings for review and approval prior to the issuance of any permits.


Based upon the testimony and evidence offered, all of which was uncontradicted, I am persuaded to grant the Petitions for Variance. I find that the Petitions satisfy the requirements for relief under Section 307 of the BCZR, as construed by the case law.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 21st day of August 1998 that a variance from Section 1B02.3.C.1 of the BCZR to permit side yard setbacks of 5 ft. 6", in lieu of the required 10 ft., for a proposed dwelling on each lot, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioner shall submit to the Office of Planning, for review and approval, prior to the issuance of any building permits, elevation drawings and other information as may be necessary to ensure compliance with the design criteria of the Towson Community Plan.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING

Date

By

LES/mm



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

August 20, 1998

Mrs. Rita C. Putty
1809 Greenspring Drive
Lutherville, Maryland 21093

Messrs. Oliver H. Moaney and John Moaney
3601 Clarks Lane
Baltimore, Maryland 21215

RE: Case Nos. 99-005-A, 99-006-A, 99-007-A
Petitions for Zoning Variance
Location: 314, 314-A and 314-B Lennox Avenue

Dear Mrs. Putty and Messrs. Moaney:

Enclosed please find the decision rendered in the above captioned case. The Petitions for Zoning Variance have been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.

c: Ms. Valerie Britton
P.O. Box 374
Sparks, Maryland 21152



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 314 Lennox Ave
which is presently zoned DR10.5

This Petition shall be filed with the Department of Permits & Development Management
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.C.1 TO PERMIT SIDE YARD SETBACKS OF 5'6" IN LIEU OF THE REQUIRED 10 FT FOR A PROPOSED DWELLING

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Community Association has dictated that only single family homes be built on this property. Also this is in continuance with the existing housing. (SEE ATTACHED)

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

Rita C. Putty
(Type or Print Name)

Rita C. Putty
Signature

1809 Green Spring Dr.
Address

Beth, MD 21093
City State Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address Phone No.

City State Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s).

Oliver H. Moaney
(Type or Print Name)

Oliver H. Moaney
Signature

(Type or Print Name)

Signature

3601 Clarks Lane
Address Phone No.

Balto, MD 21215 552 5332
City State Zipcode

Name, Address and phone number of representative to be contacted.

John Moaney
Name
(301) 552-5332
Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE



Printed with Soybean Ink
on Recycled Paper

Revised 9/5/95

7/2/98

ATTACHMENT :-

IN ORDER TO BUILD SINGLE FAMILY RESIDENCES
TYPICAL OF THOSE EXISTING IN THE COMMUNITY,
VARIANCES FOR SIDE YARD SETBACK ARE
NEEDED. ALTHOUGH THE PROPERTY MEETS
MIN. LOT SIZE & WIDTH REQUIREMENTS FOR
SINGLE FAMILY USE.

LOT # 22, 314

#5

ZONING DESCRIPTION

BEGINNING AT A POINT ON THE SOUTH SIDE OF LENNOX AVENUE WHICH IS 50 FEET WIDE AT A DISTANCE OF 200 FEET WEST OF THE CENTERLINE OF FAIRMOUNT AVENUE WHICH IS 40 FEET WIDE. BEING LOT #22 IN THE SUBDIVISION OF GOFF PLAINS AS RECORDED IN BALTIMORE COUNTY PLAT BOOK #2, FOLIO #167, CONTAINING 4,655 SQUARE FEET. ALSO KNOWN AS 314 LENNOX AVENUE AND LOCATED IN THE 9th ELECTION DISTRICT, 4th COUNCILMANIC DISTRICT.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 056178

6-54
#5
JLL

DATE 7/2/98 ACCOUNT R0016150

AMOUNT \$ 50.00

RECEIVED FROM: PUTTY

FOR: RV FILING

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESSED
7/02/1998 7/02/1998 10:14:34

RECEIVED BY
CASHIER PUES PER DRIVER

RECEIPT #
049602

CR NO. 056178

50.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 99-005-A

Petitioner/Developer: RITA PUTTY

Date of Hearing/Closing: 8/10/98

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at


S/S LENNOX AVE
W/ FAIRMOUNT AVE

The sign(s) were posted on

(Month, Day, Year)

7/25/98

Sincerely,


(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571

(Telephone Number)

99-005-A

R. PUTTY

8/10/98

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #99-005-A
314 Lenthox Avenue
S/S Lenthox Avenue, 200' W of
Fairmount Avenue
9th Election District
Legal Owner(s): Oliver H.
Mooney
Contract Purchaser: Rita C.
Purdy

Variance: to permit side yard setbacks of 5 feet, 6 inches in lieu of the required 10 feet for a proposed dwelling.

Hearing: Monday, August 10, 1998 at 2:00 p.m. in Room 407, County Courts Bldg., 401 Bassey Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible for Special accommodations. Please Call (410) 987-3353.
(2) For information concerning the file and/or hearing, Please Call (410) 987-3353.

7/17/98 July 23 C245741

CERTIFICATE OF PUBLICATION

TOWSON, MD., 7/23/, 1998

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 7/23/, 1998.

THE JEFFERSONIAN,

A. Henrichson

LEGAL AD. - TOWSON

CERTIFICATE OF POSTING

RE. Case No.: 99-005-APetitioner/Developer RITA PUTTY, ETALD.H. MCANEY, OWNERDate of Hearing/Closing: 8/10/98@ 2:00 PM
RM-407
CCB

Baltimore County Department of
Permits and Deveioption Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

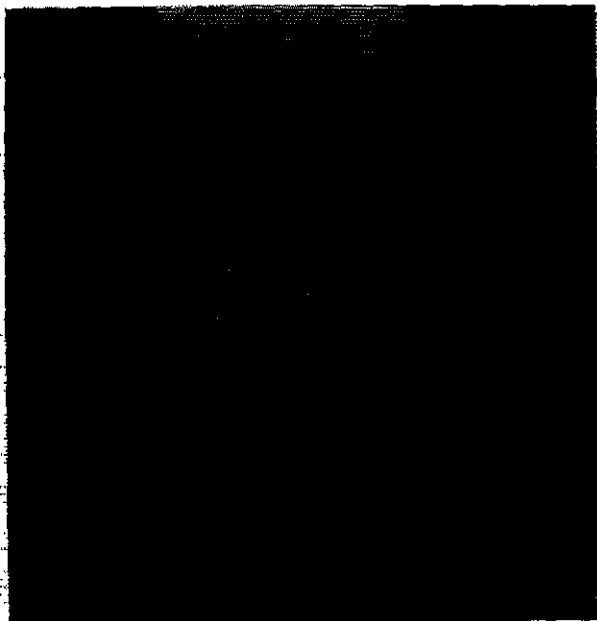
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at 314 LENNOX AVE.

The sign(s) were posted on

7/26/98

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 8/2/98
(Signature of Sign Poster and Date)PATRICK M. O'KEEFE
(Printed Name)523 PENNY LANE
(Address)HUNT VALLEY, MD. 21030
(City, State, Zip Code)410-666-5366 ; CELL-410-905-8571
(Telephone Number)99-005-A
R. PUTTY8/10/98

ITEM #

5, 6 & 7

OK to Advertise

Together As One

per WCR

Request for Zoning Variance Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 99-5-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: A VARIANCE TO PERMIT SIDE YARD SETBACKS
OF 5 FT. 6 IN. IN LIEU OF THE REQUIRED 10 FT.
FOR A PROPOSED DWELLING.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 99-5-A
Petitioner: RITA C. PUTTY
Address or Location: 314 LENNOX AVE.

PLEASE FORWARD ADVERTISING BILL TO:

Name: RITA C. PUTTY
Address: 1809 GREENSPRING DRIVE.
LUTHERVILLE, MD 21093
Telephone Number: (410) 561-1566

TO: PATUXENT PUBLISHING COMPANY
July 23, 1998 - Jeffersonian

Please forward billing to:
Rita C. Putty
1809 Greenspring Drive
Lutherville, MD 21093

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-005-A
314 Lennox Avenue
S/S Lennox Avenue, 200' W of Fairmount Avenue
9th Election District - 4th Councilmanic District
Legal Owner: Oliver H. Moaney
Contract Purchaser: Rita C. Putty

Variance to permit side yard setbacks of 5 feet, 6 inches in lieu of the required 10 feet for a proposed dwelling.

HEARING: Monday, August 10, 1998 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue.


Lawrence E. Schmidt
Rye

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

July 17, 1998

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-005-A
314 Lennox Avenue
S/S Lennox Avenue, 200' W of Fairmount Avenue
9th Election District – 4th Councilmanic District
Legal Owner: Oliver H. Moaney
Contract Purchaser: Rita C. Putty

Variance to permit side yard setbacks of 5 feet, 6 inches in lieu of the required 10 feet for a proposed dwelling.

HEARING: Monday, August 10, 1998 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue.

A handwritten signature in cursive script, reading "Arnold Jablon". Below the signature, the initials "R4E" are written in a bold, sans-serif font.

Arnold Jablon
Director

c: Rita C. Putty

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY JULY 26, 1998**
- (2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.**
- (3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.**





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 5, 1998

Mrs. Rita C. Putty
1809 Green Spring Drive
Lutherville, MD 21093

RE: Item No.: 5
Case No.: 99-5-A
Location: 314 Lennox Avenue

Dear Mrs. Putty:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on July 2, 1998.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in dark ink, appearing to read "WCR/SCJ".

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures





Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
(410)887-4880

July 22, 1998

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF JULY 13, 1998

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

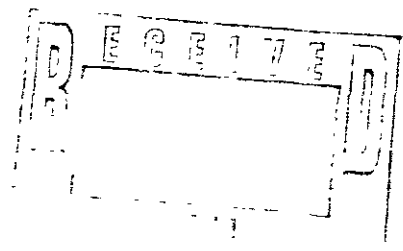
8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

001, 002, 003, 004, 005, 006, 007, 009, 010

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

FROM: R. Bruce Seeley . *RBS/JP*
Permits and Development Review
DEPRM

DATE: *7/22/92*

SUBJECT: Zoning Advisory Committee
Meeting Date: *July 13, 92*

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: *492*
601
2
3
4
5
6
7
8

RBS:sp

BRUCE2/DEPRM/TXTS8P

B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: July 16, 1998

FROM: *Rwb* Robert W. Bowling, Chief
 Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
 for July 20, 1998
 Item Nos. 492, 001, 002, 003, 004,
 005, 006, 007, 008, 009, and 010

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE0720.NOC

hs
8/10

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: July 22, 1998

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Lennox Avenue

INFORMATION:

Item Number: 5, 6, 7
Petitioner: Oliver H. Moaney
Zoning: DR 10.5
Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

Lenwood Johnson, Community Planner, met with the president of the Northeast Towson Improvement Association, Mrs. Adelaide W. Bentley, to discuss the proposed building of three detached houses on the now vacant lot identified as 314 Lennox Avenue.

Mrs. Bentley and the contract purchaser, Mrs. Rita C. Putty, have met to discuss the proposed development. Mrs. Bentley and her community organization supports the plan. She as well as the Office of Planning have made Mrs. Putty aware that any new housing constructed in East Towson must adhere to design criteria set forth in the adopted Towson Community Plan (adopted by the County Council in 1992). Mrs. Putty has agreed to adhere to the design criteria and provide for review, prior to approval, elevation drawings for review and approval prior to the issuance of any permits.

The 314 Lennox Avenue Plat is a rectangularly shaped lot of approximately 1/3 acre and zoned DR 10.5.

The 314 Lennox Avenue site if built upon according to the proposed plan would be developed slightly under its allowable density.

The Office of Planning is willing to support the proposed plan, provided the design and all other criteria are met.

If there should be any questions or if additional information is needed, please contact Lenwood Johnson at 410-887-3480.

Section Chief:

AFK:LW:lsn

RE: PETITION FOR VARIANCE
314 Lennox Avenue, S/S Lennox Ave, 200' W of
Fairmount Ave, 9th Election District, 4th
Councilmanic

Legal Owners: Oliver H. Moaney
Contract Purchaser: Rita C. Putty

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 99-5-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.



Peter Max Zimmerman
People's Counsel for Baltimore County



Carole S. Demilio
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 30th day of July, 1998, a copy of the foregoing Entry of Appearance was mailed to Oliver H. Moaney, 3601 Clarks Lane, Baltimore, MD 21215, Petitioner(s).


PETER MAX ZIMMERMAN



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 7.14.98
Item No. 005 JLL

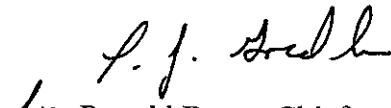
Dear Ms. Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Thank you for the opportunity to review this item.

Very truly yours,


for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



Baltimore County
Office of Community Conservation
One Investment Place - Suite 800
Towson, MD 21204
(410) 887-3317 Fax (410) 887-5696

Facsimile Transmittal Cover Sheet

Date: July 21, 1998

TO:		FROM:
Name	John Lewis <i>ITEM # 005, 006, 007</i>	Penelope McMullan Johnson <i>(signature)</i>
Organization	Zoning Review	Office of Community Conservation
Title		Central Sector Coordinator
Phone #	410-887-	(410) 887-6064
FAX #	410-887-5708	(410) 887-5696

Number of Pages (including this cover sheet) 3

Subject: ZAC agenda items 005, 006, 007 - 7/20/98

Message: Attached are our comments in support of the above request.

C:\OFFICE\WPWIN\WPDOCS\CCOFFICE\FAXCOVER.WPD

BALTIMORE COUNTY, MARYLAND
Inter-office Memorandum

TO: Permits and Development Management
Zoning Advisory Committee

FROM: Penelope M. Johnson, Central Sector Coordinator
Office of Community Conservation

DATE: July 20, 1998

SUBJECT: 7/20/98 ZAC Agenda Items 005, 006, 007
314, 314A and 314B Lennox Avenue

The Office of Community Conservation endorses Mrs. Putty's request for setback requirement reduction from 10 feet to 5 feet, six inches for the following reasons:

The three contiguous lots, located in Northeast Towson, next to 320/322 Lennox, the duplex sold by Baltimore County at auctioned in 1996. The former County property has been rehabilitated and is a community asset.

At the time of the auction our buyer tried to purchase Mr. Moaney's vacant lots (314) from which he had bulldozed a well-kept home. The plan was to combine the properties and build several townhouses on the order of Harris Hill. Mr. Moaney's unreasonable asking price killed that plan.

Mrs. Rita Putty, the current applicant for setback variances, has been in touch with this office and the Northeast Towson Improvement Association, where she received community endorsement for her plan to build residences for her family at this location.


Penelope M. Johnson

Attachment

\\OFFICE\WPWIN\WPDOCS\TOWSON.DOC\EA\TOWSN.ALL\PUTTY2.798

August 7, 1997

Ms. Rita Putty
1809 Greenspring Drive
Lutherville, Maryland 21093

RE: 314 Lennox Avenue, East Towson

Dear Ms. Putty:

It was good to meet you at the Northeast Towson Improvement Association meeting on Tuesday. From the positive response you received from the members of the group, it seems like they very much appreciated hearing from you personally about your plans to build houses on the Lennox Avenue property.

As we discussed, enclosed is a copy of the East Towson Community Conservation section of the Towson Community Plan adopted by the County Council in 1993 which can serve as a useful guideline concerning the expectations of the long-time residents in East Towson.

As is noted in the East Towson Plan, there is need for improvements to the housing stock in East Towson, especially for housing that will be attractive to families, such as you are planning. I am sure that you will find Lisa Keir, of Councilman Riley's office, a continuing source of valuable assistance in working through the challenges associated with re-developing odd parcels under current zoning regulations.

Also, Eric Bers, purchaser of 318-320 Lennox Avenue, mentioned that you had made contact. If you and/or Mr. Bers would like to make contact with the owner of the vacant lot between your respective properties, we would be happy to assist in arranging that.

Please let me know if you need further information or clarification.

Sincerely yours,

/s/

Penelope M. Johnson
Coordinator, Central Sector

PMJ

Enclosure

c: Lisa Keir
Steve Lafferty

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 314 B LENNOX AVENUE

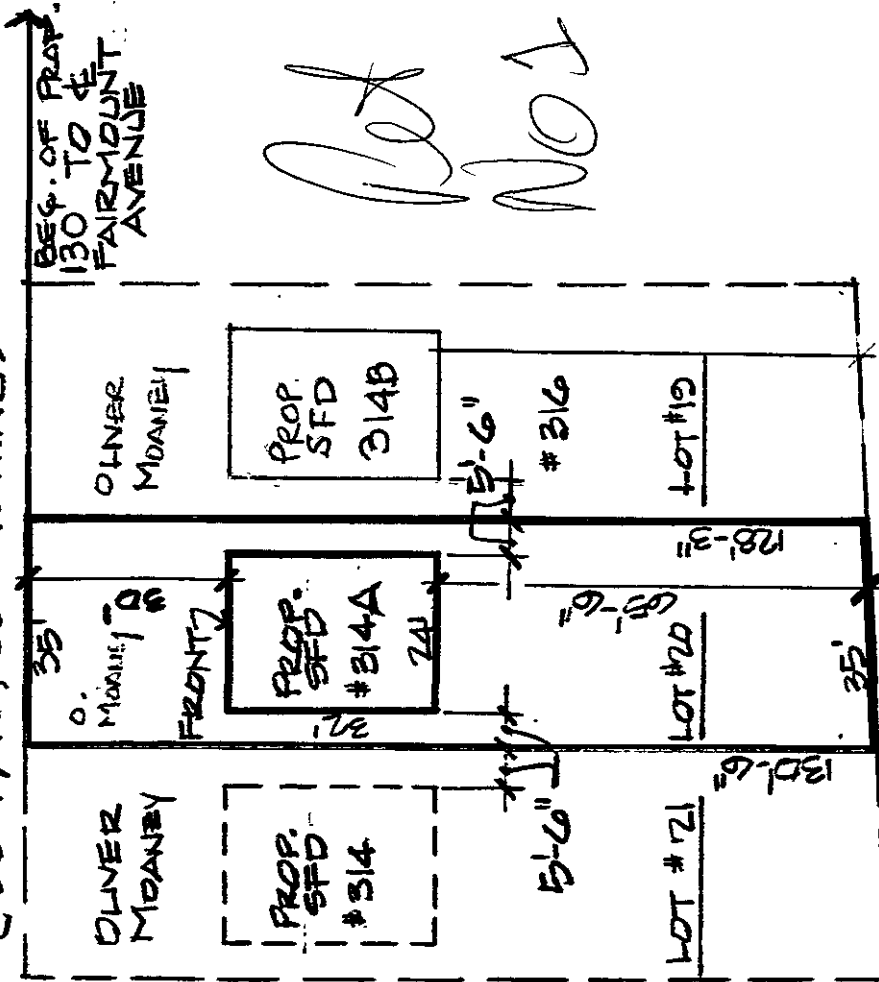
see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: GOFF PLANS

plat book # 2, folio # 167, lot # 20, section # 20

OWNER: OLIVER H. MDANEY

LENNOX AVENUE
(50' R/W, 25' ± PAVING)



Not

NO FLOOD PLAINS IN THIS AREA

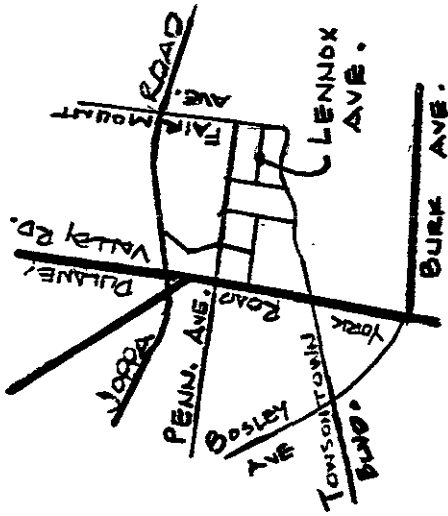


North

date: 5-11-28

prepared by: DJP

Scale of Drawing: 1" = 30



Vicinity Map
North
scale: 1" = 1000'

LOCATION INFORMATION

Election District: 5

Councilmanic District: 4

1" = 200' scale map #: NE-10A

Zoning: DR-10.5

Lot size: .1032 4528.12
acres square feet

public ☐ private ☐

SEWER: ☒ ☐

WATER: ☒ ☐

Chesapeake Bay Critical Area: ☐ ☒

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE #:

REVISED PLAT



SCALE

1" = 200' ±

LOCATION

TOWSON

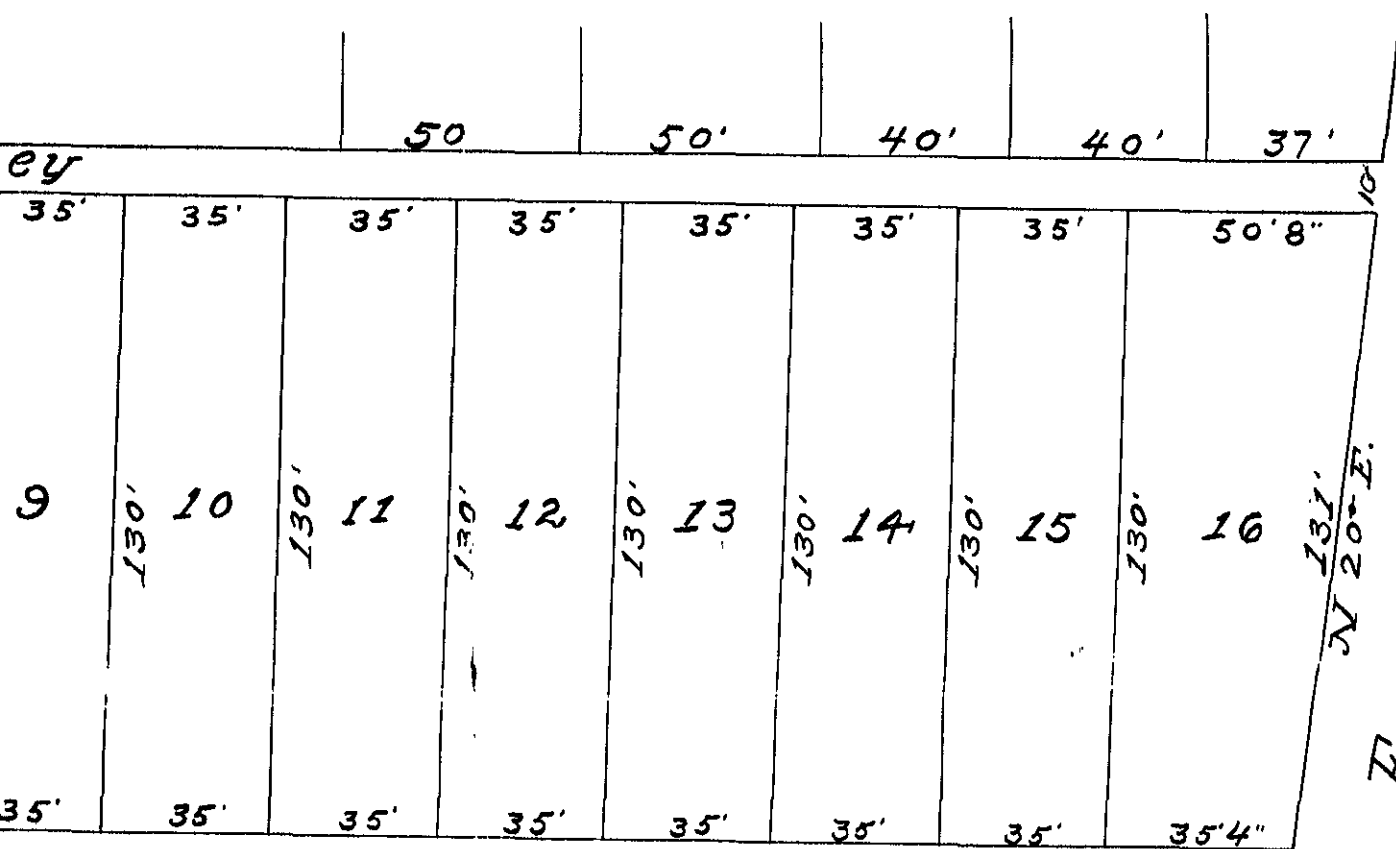
SHEET

N.E.

10 - A

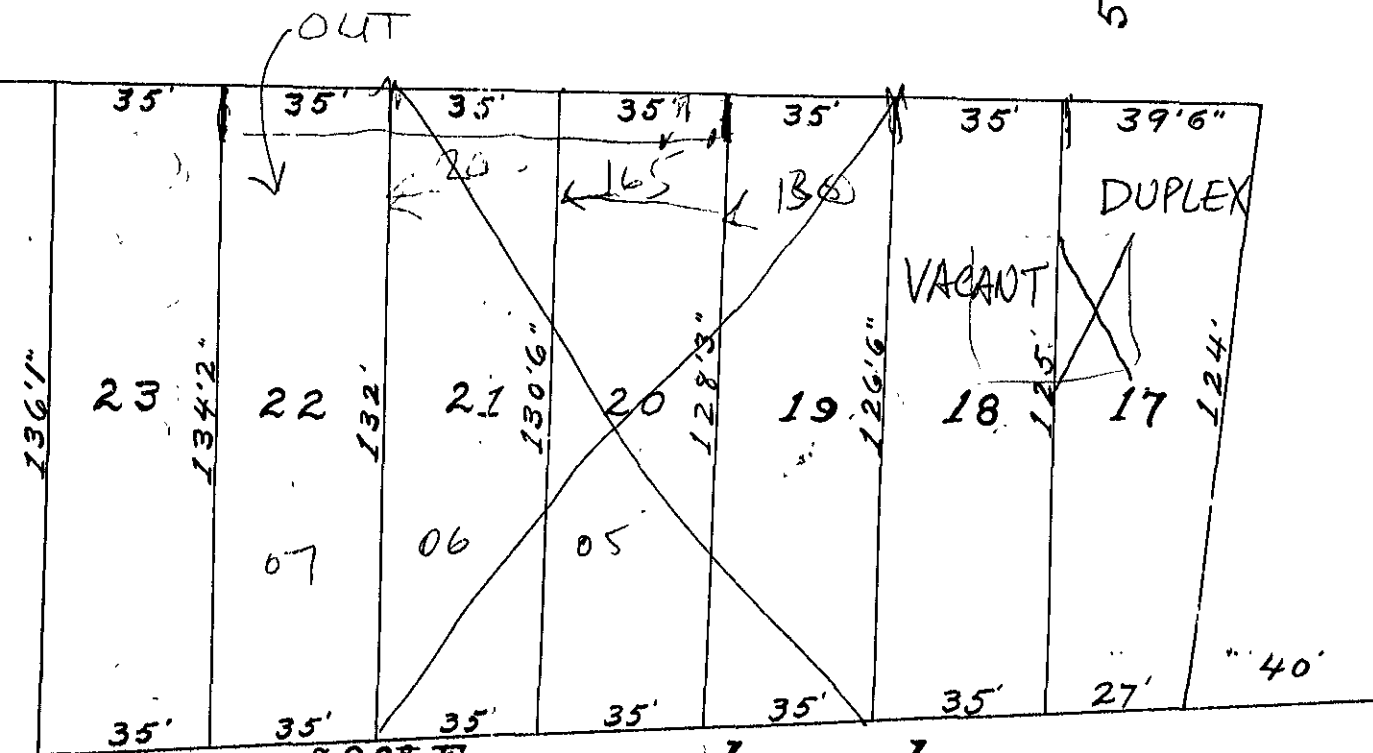
DATE
OF
PHOTOGRAPHY
JANUARY
1986

314 LENNOX AVE.
LOT 22



Fairmount

LE Avenue.



Pennsylvania Railroad.

GOFF PLAT.
A 2/167

PLAT
— OF —